SYMONDS + GREENHAM

Estate and Letting Agents









9 Ferndale, Hull, HU5 2HY
£85,000

PERFECT FOR FIRST-TIME BUYERS OR INVESTORS, THIS TWO-BEDROOM HOME OFFERS A BAY-FRONTED LOUNGE, TWO GENEROUS DOUBLE BEDROOMS, A PRACTICAL KITCHEN WITH UTILITY AREA, AND A FANTASTIC HU5 LOCATION JUST A SHORT STROLL FROM VIBRANT NEWLAND AVENUE.

Welcome to this two-bedroom mid-terrace home located on Ferndale Avenue in Hull. This delightful property features an inviting bay-fronted lounge, perfect for relaxing or entertaining guests. Making it an ideal space for both first-time buyers and investors alike.

The home features two generously sized bedrooms, providing ample space for rest and relaxation. The practical kitchen includes a utility area, ensuring you have all the room you need for your culinary pursuits. The conveniently located bathroom caters to the needs of modern living, making daily routines effortless.

At the rear of the property, you will find a concrete courtyard, an excellent spot for enjoying a quiet moment outdoors or hosting small gatherings with friends and family.

One of the standout aspects of this home is its prime location. Just a short stroll away, you will discover the vibrant Newland Avenue, known for its diverse selection of bars, restaurants, and shops. This lively street offers a fantastic atmosphere, perfect for socialising and enjoying the local amenities. Furthermore, the property benefits from excellent transport links to the City Centre and surrounding villages, ensuring you remain well-connected to

CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band "A"

DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING
The property has the benefit of double glazing.

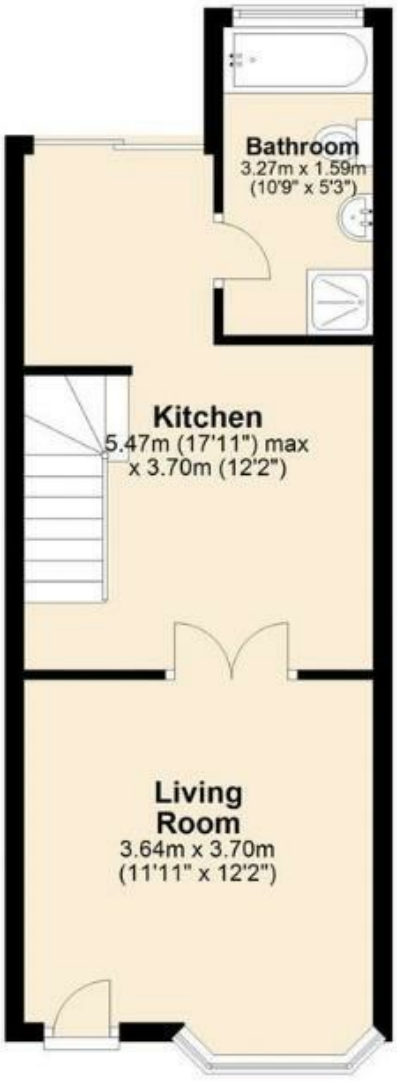
FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

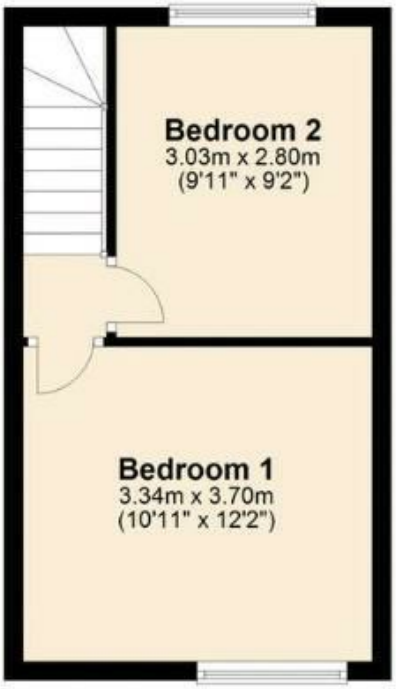
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)

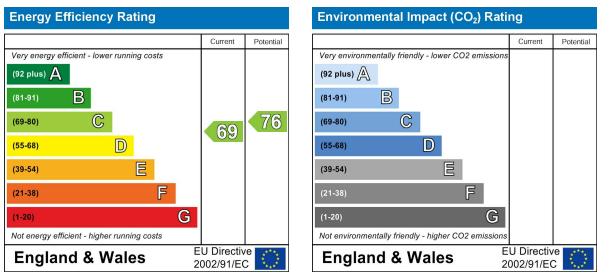


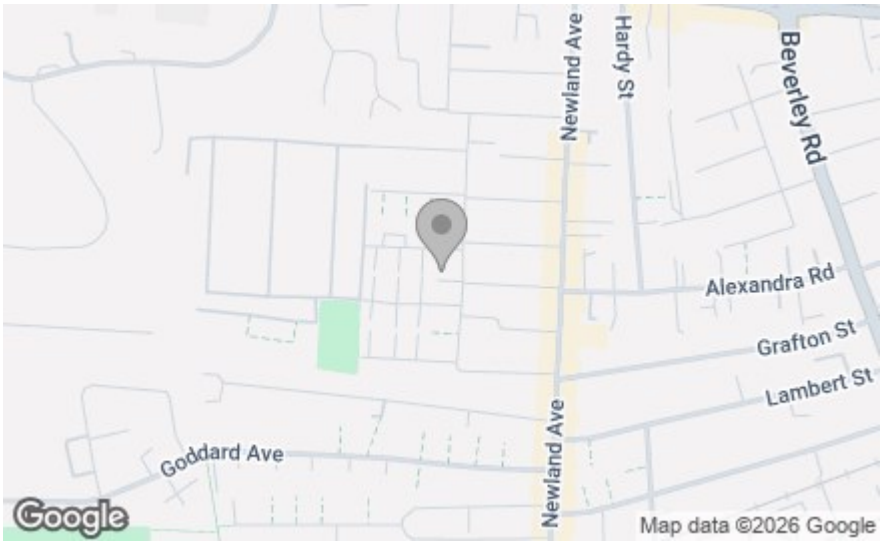
First Floor

Approx. 24.5 sq. metres (263.2 sq. feet)



Total area: approx. 60.9 sq. metres (655.6 sq. feet)





SYMONDS + GREENHAM

Estate and Letting Agents

412 Cottingham Road, Hull, HU6 8QE
Tel: 01482 444 200
headoffice@symondsandgreenham.com